

030.A

0001

0075.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

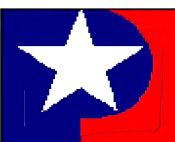
966,200 / 966,200

USE VALUE:

966,200 / 966,200

ASSESSED:

966,200 / 966,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
73-75		FOSTER ST, ARLINGTON

OWNERSHIP	Unit #:	75
Owner 1: YUN ANDREW K		
Owner 2: MELKIN DEBORAH G		
Owner 3:		
Street 1: 75 FOSTER ST		
Street 2:		

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: M & J PROPERTY DEVELOPMENT LLC -	
Owner 2: -	

Street 1: 32 PINEWOOD RD

Twn/City: WELLESLEY	
St/Prov: MA	Cntry
Postal: 02482	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Clapboard Exterior and 1956 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8457																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	966,200			966,200	

Total Card	0.000	966,200			966,200	Entered Lot Size
Total Parcel	0.000	966,200			966,200	Total Land:

Source: Market Adj Cost		Total Value per SQ unit /Card: 493.97	/Parcel: 493.97	Land Unit Type:
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PREVIOUS ASSESSMENT							Parcel ID	030.A-0001-0075.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

2022	102	FV	966,200	0	.	966,200		Year end
								12/23/2021

!16714!

PRINT

Date

Time

12/30/21

22:59:19

LAST REV

Date

Time

12/03/21

09:06:57

danam

16714

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
M & J PROPERTY	77138-287	2	3/4/2021		1,006,000	No	No		

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